



AITCHISON RAFFETY



- Workshop/storage space
- Eaves height 3.65m (12ft) rising to 4.65m (15ft) at the centre
- Recently replaced insulated roof
- Roller shutter loading door
- Own power supply

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Unit V, 272 Abbeydale Road, Wembley, HA0 1TW

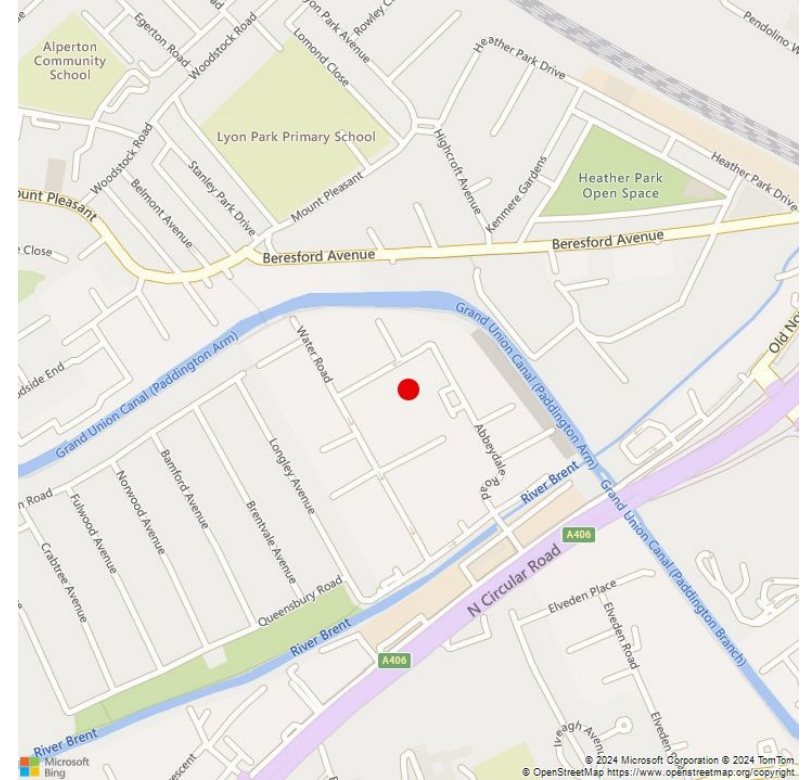
Workshop/Storage Unit

Approx. 1,870 Sq Ft (173.72 Sq M)

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To Let

Unit V, 272 Abbeydale Road, Wembley, HA0 1TW



Description

The property comprises a self-contained unit within a larger complex. Unit V is a small workshop towards the rear at the right side of the building with an eaves height of 3.65m but with a pitched roof rising to approx 4.65m in the centre. Additional space may be available adjacent if required.

Location

Situated within the Abbeydale Estate in Wembley

- 2.4 Miles to M1 (Junction 1)
- 1.5 Miles to A40 Hanger Lane
- 10.6 miles to M40 (J2)
- 0.5 miles to A406
- 8.0 Miles to Central London

Floor Area

Workshop/storage	1,870 Sq Ft	173.72 Sq M
Total	1,870 Sq Ft	173.72 Sq M

Rent

£25,000

Terms

A new lease is available for a term to be agreed subject to regular rent review to be excluded from the security of tenure of the Landlord & Tenant Act 1954 security of tenure

Business Rates

To be assessed. An estimate is available upon request

VAT

This property is subject to VAT.

Energy Performance Rating

Band C - 52

Viewings

Strictly by appointment via the sole agents
Aitchison Raffety - Ian Archer 01923 210733 - ian.archer@argroup.co.uk or
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